

PLANNING BOARD MEETING – January 25, 2017

PRESENT: Mark Pease, Chairman; Robert Donnelly, Vice Chairman; Douglas Dooley; Philip Greene; George Nangle; Brian Chapman, Alternate Member; Elizabeth Ware, Community Development Director; Edward Patenaude, Public Works Director; Mark Hamel, Town Engineer and Lisa Wagner, Recording Secretary

Chairman Pease opened the meeting at 7:00 p.m. in the Conference Room at Town Hall and the Pledge of Allegiance was recited.

MINUTES:

Meeting held on January 11, 2017: Mr. Donnelly motioned to approve. Mr. Dooley seconded. Motion passed unanimously.

1827 BRIDGE STREET/TRUST CONSTRUCTION CORP/SPECIAL PERMIT FOR AN ASSISTED LIVING FACILITY/PUBLIC HEARING (CON'T):

Chairman Pease stated this is a continued public hearing and at the last meeting, there were some outstanding engineering issues. Mr. Hamel confirmed that all of the Engineering Department items have been resolved. Chairman Pease asked Ms. Ware to review her recent concerns addressed in her email to the applicant. Ms. Ware requested some information as to whether there is a back-up generator for the facility and if an evacuation plan had been prepared. In response, Ms. Ware noted the applicant indicated there are state regulations for an evacuation plan and there will be a back-up generator, which will run the facility for several days.

There was further discussion regarding the number of parking spaces and if this would be sufficient for the residents, as well as visitors and staff. On behalf of the applicant, Attorney Maurice Mason indicated that calculating the number of parking spaces is based on the Town requirements and tables. Matt Hamor of Landplex, LLC added that the applicant looked at other facilities of similar characteristics and this proposal has 12 more spaces than those. Chairman Pease stated that snow storage should not be located in any of the parking spaces and this is a condition of approval. Attorney Mason agreed that any accumulation of 6" or more would be removed from the site. Ms. Ware added there is a condition related to staff being required to park at a remote location, if the facility finds that parking is insufficient once it starts operating. Attorney Mason stated his client has no issue complying with that condition.

Chairman Pease asked if anyone in attendance would like to speak about this project.

James Duggan, Town Manager spoke in favor of this project, as it will bring \$8 to \$9 million dollars to the community; it will provide jobs and taxes, which will benefit the Town. Also, in speaking about the parking spaces, Mr. Duggan finds the dimensions to be a reasonable adjustment and are the same as the Town Hall and High School.

Jesse Forcier of 211 Parker Road asked that Dracut residents be given consideration when staffing the facility. Attorney Mason had no issue with this request.

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Chairman Pease asked the Board to consider the waiver on the size of the parking spaces and added the applicant provided documentation of several surrounding communities that adopted the 9'x18' size spaces.

Mr. Nangle motioned to grant the waiver of the parking spaces from 10'x20' to 9'x18'. Mr. Dooley seconded. Motion passed by a super majority vote (4-1). Mr. Greene opposed.

Chairman Pease asked if the applicant has reviewed the draft decision. Attorney Mason indicated he worked with Ms. Ware this afternoon and all the conditions appear in order. Ms. Ware noted the changes to the original draft are as follows:

- Conditions Prior to Any Construction (#4) revised to Conditions Prior to Any New Construction
 - a. The applicant shall provide revised plans to the Planning Board which indicate the size, location, energy source and sound levels of the generator proposed for the site.
 - b. The applicant shall apply for and obtain approvals from the Dracut Water District for a minimum use of 17,600 gallons a day for the proposed facility.
- Condition Prior to Occupancy of any of the Building (New #5)
 - a. The applicant shall submit to the Planning Board the proposed emergency evacuation plan for review and approval.
 - b. The applicant shall obtain licensure from the Massachusetts Office of Elder Affairs (EOEA) and the proposed development shall comply with M.G.L. Chapter 19D and 651 CMR 12.00 or any amended statute.
- Resident Safety/Other (#10 – 2 conditions added)
 - c. The proposed development shall comply with the American with Disabilities Act (ADA).
 - d. The applicant shall provide details of a security system for the proposed Assisted Living Facility. Not only should there be a security system for the general facility, but the memory care unit shall be required to have a security system to keep residents safe and shall comply with the Massachusetts Building Code.

Hearing no further questions, Mr. Nangle motioned to close the public hearing. Mr. Dooley seconded. Motion passed unanimously. Mr. Nangle motioned to grant the special permit for an Assisted Living Facility with the recommendations of the Town Planner. Mr. Dooley seconded. Motion passed unanimously.

PLANNING BOARD MEETING – January 25, 2017**OLD BUSINESS:****Planning Board Initiatives/Review and Update**

Chairman Pease mentioned that in working with Phil Thibault, Ms. Ware and Mr. Hamel, the revisions to the Subdivision Rules & Regulations are ongoing at this time. In addition, the group is assessing the Master Plan that consists of 9 Chapters and with recent grant money being awarded, the regional planning agency is in the process of updating several chapters. Chairman Pease intends on giving a presentation to the Board of Selectmen at their February 14th meeting, which will provide the Selectmen with the status of the chapters. Chairman Pease further mentioned that the last comprehensive Master Plan was done in the late 90's, however; the Planning Board voted not to adopt it.

In review of the chapters, Chairman Pease noted a couple have not had any updates, which include the Goals & Objectives Chapter and the Implementation Plan, but through the grant funding NMCOG will be addressing the Land Use, Housing, Economic Development, Services/Facilities and Circulation (Traffic) Chapters. Also, the Natural and Cultural Resources Chapter had a Preservation Plan prepared, which was funded by CPC in 2013, although the Natural Resources portion did not have any update. Finally, the Open Space/Recreation Chapter has been subject to an internal update, which is ongoing.

Upon completion of the various chapters there will be a significant amount of data, but there has been no community input. Chairman Pease will suggest working with the Selectmen to arrive at some recommendations relative to the Master Plan and to consider future objectives for Town owned properties. Mr. Nangle asked Chairman Pease to update the Board after meeting with the Selectmen.

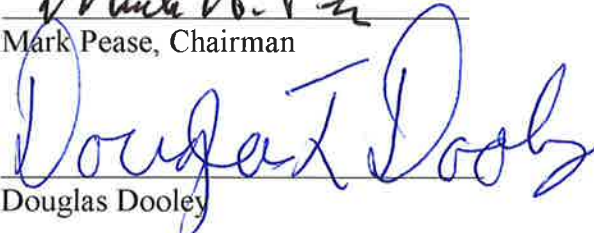
NEW BUSINESS:**83 Emerald Drive/In-Law Unit/Discussion Relative to Building Inspector's Letter**

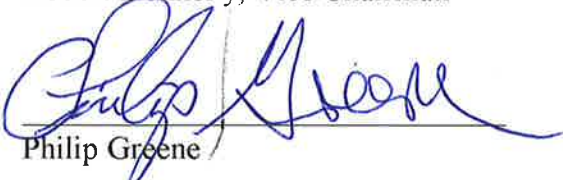
Chairman Pease indicated the Building Inspector was informed that a Planning Board approved in-law suite was being advertised as a rental unit. He sent the homeowner a letter, which revokes the special permit and instructed them to cease and desist from advertising part of the dwelling as a rental apartment. Mr. Greene asked if the Building Inspector needs any action from the Board. Mr. Nangle commented that he is the enforcement officer and that is part of his job. Chairman Pease will check into it further with Town Counsel to see if the Board should have a hearing to revoke the special permit.

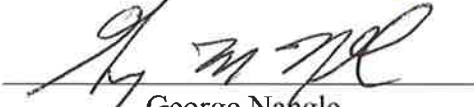
ADJOURNMENT: Mr. Nangle motioned to adjourn at 7:30 p.m. Mr. Dooley seconded. Motion passed unanimously.

PLANNING BOARD MEETING – January 25, 2017**THE DRACUT PLANNING BOARD**

Mark Pease, Chairman

Robert Donnelly, Vice Chairman

Douglas Dooley

Philip Greene

George Nahgle

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